LOCATION: This 7.04 acre site zoned OX-7-PL, and within both an AOD and a SHOD-2 overlay district is located on the north side and at the end of Arco Corporation Drive at 8080 Arco Corporate Drive.

REQUEST: This is a proposed 95,000 square foot, four-story office building with associated parking and infrastructure.

Both an Administrative Alternate and a Design Adjustment have been approved for this site as noted below.

1. Design Adjustment (A-28-20) Adjustments to the required Right of Way cross section, adjustment to the BOC to BOC width, adjustment to the minimum bicycle lane and travel lane, and maintenance strip widths.
2. Administrative Alternate (AAD-26-20) Reduction of the Build To requirements

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated February 18, 2021 by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

**SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Show the specific locations of the amenity area on site plan as a shaded/patterned area as shown in the legend.

Public Utilities

2. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.

3. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
Stormwater

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☑️ LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☑️ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

*The following items must be approved prior to recording the plat:*

Engineering

1. A 5’ utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Stormwater

2. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

4. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

☑️ BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.
The following items must be approved prior to the issuance of building permits:

Engineering

1. A fee-in-lieu for 1-ft of sidewalk along length of ROW frontage is paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

4. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 15 street trees along Arco Corporate Drive.

6. A public infrastructure surety for 15 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

Urban Forestry

2. Final inspection of all right of way street trees by Urban Forestry Staff.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:
Administrative Approval Action
Case File / Name: ASR-0022-2020
Brier Creek Office Building 7

3-Year Expiration Date: July 21, 2024
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alyssia Bailey Taylor Date: 03/24/2021
Development Services Dir/Designee

Staff Coordinator: Michael Walters
BRIER CREEK OFFICE BUILDING 7

8080 ARCO CORPORATE DRIVE
RALEIGH, NORTH CAROLINA, 27617

ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH CASE #: ASR-0022-2020
PROJECT NUMBER: AAC-19020
DATE: MARCH 16, 2020
REVISED: JULY 1, 2020
REVISED: FEBRUARY 18, 2021

SHEET INDEX
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C1.00 EXISTING CONDITIONS
C1.01 DEMOLITION PLAN
C2.00 OVERALL SITE PLAN
C2.01 SITE PLAN
C2.02 SITE PLAN
C2.10 SOIL WASTE ACCESS EXHIBIT
C3.00 OVERALL ELEVATION PLAN
C3.01 GRADING PLAN
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C6.00 SITE DETAILS
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ZD-0026A EMERGENCY LIGHTING PLAN
A1.1 NORTH/SOUTH ELEVATIONS
A1.2 EAST/WEST ELEVATIONS
A2.1 NORTH/SOUTH TRANSPARENCY
A2.2 EAST/WEST TRANSPARENCY

BOARD OF ADJUSTMENT

ATTENTION CONTRACTORS

CONTRACTOR SHALL NOTIFY HOSPITALITY SERVICES TO BE NOTIFIED IMMEDIATELY OF ANY MATERIAL CHANGE IN THE PROJECT'S CONDITION OR TO THE PROJECT'S DESIGN. CONTRACTOR SHALL CONTACT THIS OFFICE TO ARRANGE AT W